

COMMUNITY MEETING REPORT
Petitioner: Freedom Communities
Rezoning Petition No. 2019-185

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time, and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on January 13, 2020. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, January 29, 2020, at 6:30 p.m. at the Project Site, 3501 Tuckaseegee Road, Charlotte, NC 28208.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. Persons arriving prior to the Community Meeting were given an opportunity to tour the facilities. The Petitioner was represented at the Community Meeting by Mark Talbot and Marc Dickman of Freedom Communities; Drew Martin of West Charlotte Church; Cynthia Scott, Gloria Dukes, and Krystal Dukes of Bright Future Learning Academy; Frank McMahan of LandDesign; and Susanne Todd and Taylor Mauney of Johnston, Allison & Hord, P.A.

SUMMARY OF PRESENTATION/DISCUSSION:

Mark Talbot welcomed the attendees and introduced the Petitioner's team as listed above. Mr. Talbot reported that City Council District 3 Representative Victoria Watlington had come by earlier to learn about the project but left to attend another community meeting scheduled for the same time. The Petitioner's agent, attorney Susanne Todd, stated that the Petitioner proposed to rezone the approximately 1.66-acre site (the "Site") at 3501 Tuckaseegee Road, Charlotte, NC from the R-5 zoning district to the UR-C (CD) zoning district. The Site is currently used for a church sanctuary and fellowship hall. The reason for the rezoning is to allow the Site to be used for a childcare facility. Ms. Todd explained the rezoning process, including important dates in the rezoning process. She stated that the purpose of the community meeting was to give Petitioner the opportunity to present the proposed project to the community, and to respond to questions and concerns from nearby residents and property owners.

Mr. Talbot and Marc Dickman provided background information about the Petitioner's experience and its impact in the Freedom Drive corridor. Gloria Dukes explained the need for an additional Bright Future Learning Academy center and shared the typical operation of their facilities. Frank McMahan then presented the site plan and pointed out various improvements to be made to the driveways and sidewalk fronting the Site.

Attendees raised the following questions (see Answers in **bold**):

- Q. Are there any future plans for the northwest corner of the site, as it is currently shown as open on the site plan?

- A. **There are no current plans for how that space will be utilized.**
- Q. With the back entrance on Rogers Street, will this create any traffic buildup or parking on Rogers Street?
- A. **There will be adequate parking spaces within the Site, so there will not be a need for any overflow parking onto Rogers Street. Additionally, the childcare facility will be for preschoolers and functions differently from a K-12 school. There are no set drop off or pick up times, so parents and guardians will come at staggered times. Parents and guardians will be required to park in the parking spaces and come into the building to pick up their children, so there will be no backup from a pickup line like you would see with a school zone.**
- Q. Will a sidewalk be installed on Rogers Street along the back of the property?
- A. **The City is requiring a 6 foot sidewalk and 8 foot planting strip along Rogers Street.**
- Q. There was a previous attempt by the City to put in a sidewalk along Rogers, but the project ran out of money and nothing has been done about it since. How do we find out what the future plan is for a sidewalk along Rogers Street?
- A. **City Neighborhood Services Department should be able to help you. 704.336.3380**
- Q. Commuters speed along this part of Tuckaseegee Road. Will anything be installed on Tuckaseegee Road to slow down traffic in the area, like a speedbump or "School Zone" signal?
- A. **The Charlotte Department of Transportation (CDOT) would need to be petitioned for speedbumps or street signs to be installed along Tuckaseegee Road. Petitioner will examine potentially installing speedbumps within the Site's driveway and parking lot, and to display an "A-frame" sign on the Site reading "SLOW," "CHILDREN CROSSING" or "CHILDREN AT PLAY." Ms. Gloria Dukes shared that Bright Future's staff has fought for similar issues in other communities, even taking the lead on petitions to the DOT in order to create a safer community for the children and their families.**
- Q. Adjacent owner to the immediate west of the Site expressed concern about the openness along the shared property line between his house and the Site and requested a wood fence or a hedge line along the chain link fence to be installed for greater privacy and security.
- A. **Petitioner agreed to provide a vegetative buffer along the northwest portion of the shared property line between the Site and adjacent owner's house.**

When attendees had no further questions, the meeting was adjourned at 7:10 P.M.

Respectfully submitted, this 4th day of February, 2020.

cc: Charlotte Planning, Design & Development Department – Rezoning staff

Ashley Park
Attn: Victoria Corwin
2310 Belfast Drive
Charlotte, NC 28208

Benton Woods
Attn: Bill Riggs
4157 Tillman Road
Charlotte, NC 28208

Edgewood Community
Attn: Leslia Thomas
4414 Lochleven Street
Charlotte, NC 28208

Eleanore Heights Community
Association
Attn: Nichelle Bonaparte
2916 Coronet Way
Charlotte, NC 28208

Enderly Park Neighborhood
Association
Attn: George Casey
1109 Tennyson Drive
Charlotte, NC 28208

Enderly Park Neighborhood
Association
Attn: Pam E. Robertson
3128 Kirkland Avenue
Charlotte, NC 28208

Fairies Farms Homeowners
Association
Attn: Johnny White
2901 Coronet Way
Charlotte, NC 28208

Farmington Homeowners
Association
Attn: Thomas John Polys
1511 Effingham Road
Charlotte, NC 28208

Giverny Homeowners Association
Attn: Scott Campbell
3900 Freedom Drive
Charlotte, NC 28208

Glenwood Neighborhood
Association
Attn: Cora Robinson
3900 Barlowe Road
Charlotte, NC 28208

Glorious Church of God Inc.
Attn: Doretha Huey
601 Dewolfe Street
Charlotte, NC 28208

Greater Enderly Park
Neighborhood Association
Attn: Annie Anderson
1305 Camp Greene Street
Charlotte, NC 28208

Lake Arbor Tenant Association
Attn: Apryl Lewis
4100 Glenwood Drive
Charlotte, NC 28208

Lakewood Community
Development Corporation
Attn: Scott Terry
211 Lakewood Avenue
Charlotte, NC 28208

Lakewood Neighborhood Alliance
Attn: Chini Nichols
212 Halsey Street
Charlotte, NC 28208

Lakewood Neighborhood Alliance
Attn: Delores Miller
309 Harrison Street
Charlotte, NC 28208

Lakewood Neighborhood Alliance
Attn: Jamall Kinard
330 Lakewood Avenue
Charlotte, NC 28208

Lakewood Neighborhood Alliance
Attn: Nola Murphy
417 Lakewood Avenue
Charlotte, NC 28208

Lamplighter Village South
Homeowners Association
Attn: Joel Haecherl
308 Jones Street
Charlotte, NC 28208

Parkview Community Foundation,
Inc.
Attn: Gwendolyn Johnson
1105 Pryor Street
Charlotte, NC 28208

Parkview Community
Neighborhood Watch
Attn: Gwendolyn Brown-Johnson
1105 Pryor Street
Charlotte, NC 28208

Parkview Neighborhood Asso.
Attn: Don Johnson
3100 Avalon Avenue
Charlotte, NC 28208

Parkview Neighborhood
Association
Attn: Dorothy Crowder
2931 Morson Street
Charlotte, NC 28208

Parkview Neighborhood
Association
Attn: Sarah Griffith
1000 Vanizir Street
Charlotte, NC 28208

Regal Heights Homeowners
Association
Attn: Eugene & Angela Perkins
3129 Columbus Circle
Charlotte, NC 28208

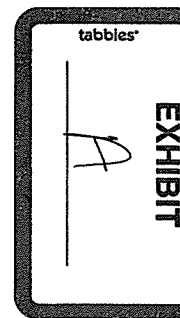
The Mount Charlotte
Attn: Marcus Northam
1520 Alleghany Street
Charlotte, NC 28208

Thomasboro Neighborhood
Association
Attn: Renee Jones
4125 Welling Avenue
Charlotte, NC 28208

Wellington Homeowners
Association
Attn: Glenn Gulley
2700 Columbus Circle
Charlotte, NC 28208

Wesley Heights Neighborhood
Association
Attn: Nevada Graham
2727 Columbus Circle
Charlotte, NC 28208

Westerly Hills Neighborhood
Association
Attn: Ben Chambers
2720 Columbus Circle
Charlotte, NC 28208



Westerly Hills Neighborhood
Association
Attn: Cherez McClellan
2627 Columbus Circle
Charlotte, NC 28208

Westerly Hills Neighborhood
Association
Attn: Herbert Bellamy
2446 Columbus Circle
Charlotte, NC 28208

Mary E. Maloy
317 West Avenue
Charlotte, NC 28208

Alan Buch
3621 French Woods Road
Charlotte, NC 28269

Most Investments 2 LLC
3511 Rogers Street
Charlotte, NC 28208

ZCM Real Estate LLC
2301 W. Morehead Street
Suite A
Charlotte, NC 28208

TRUST GRAHINV7
PO Box 2741
Huntersville, NC 28070

Frank F. Spell & Amanda I. Spell
1322 Karendale Avenue
Charlotte, NC 28208

Britney Cirullo & Justin Mautz
2005 Roslyn Avenue
Charlotte, NC 28208

Milestone Block LLC
2428 Vernon Drive
Charlotte, NC 28211

Westerly Hills Neighborhood
Association
Attn: Doma Herring
2610 Columbus Circle
Charlotte, NC 28208

Gwendolyn Harvey McManus &
Arthaniel Harvey
3401 Rogers Street
Charlotte, NC 28208

Travis Johnson Snyder
10533 Fairway Ridge Road
Charlotte, NC 28277

CTL Properties LLC
6213 Shelley Avenue
Charlotte, NC 28269

Clayton W. Turner
3510 Mathis Drive
Charlotte, NC 28208

JSA Property Holdings LLC
833 East Boulevard
Charlotte, NC 28203

Eddie Simmons, Jr. & Sandra
Simmons
7431 Chaddsley Drive
Huntersville, NC 28078

Prasad Anguluri & Anupama
Anguluri
10015 NE 162nd Street
Bothell, WA 98011

Cuzzos Cuisine LLC
3418 Tuckaseegee Road
Charlotte, NC 28208

Shirely J. Phillips
3509 Avalon Avenue
Charlotte, NC 28208

Westerly Hills Neighborhood
Association
Attn: Dwight Campbell
3141 Columbus Circle
Charlotte, NC 28208

Bright Future Funding LLC
2301 W. Morehead Street
Suite C
Charlotte, NC 28208

Sherwin Wong
24102 Benfield Place
Diamond Bar, CA 91765

Calais L. Salamone
7400 Jacobs Fork Lane
Charlotte, NC 28273

Robert Touchstone
3500 Mathis Drive
Charlotte, NC 28208

B&H52 LLC
4300 Bridgewood Lane
Charlotte, NC 28226

Cornell O. Jackson
3408 Mathis Drive
Charlotte, NC 28208

Sherry Helms Miller
3551 Mathis Drive
Charlotte, NC 28280

Ronald S. Hardman & Lousie
Gabrielle Hardman
7000 Woodstream Drive
Charlotte, NC 28210

Patricia Bess
3513 Avalon Avenue
Charlotte, NC 28208

Makila Scruggs
338 S. Sharon Amity Road
PMB 263
Charlotte, NC 28211

Tommy L. Helms & Kay S. Helms
4843 Tangelbriar Drive
Charlotte, NC 28208

Tommy L. Helms & Marvin H.
Helms, and Johnson & Gene M.
Collins
4843 Tangelbriar Drive
Charlotte, NC 28208

Rosa L. Baker & Joe Louis Baker
3508 Tuckseegee Road
Charlotte, NC 28208

Elmer Gordon Love
3506 Tuckaseegee Road
Unit 38-A
Charlotte, NC 28208

Roger L. Green, Sr. & Greenway
Trust #3500-3502
9460 Hutchinson Lane
Charlotte, NC 28216

Robert Ponton III
616 E. Tremont Avenue
Charlotte, NC 28203

Nugget Frimpong
3600 Tuckaseegee Road
Charlotte, NC 28208

Donald T. Miller
3551 Mathis Drive
Charlotte, NC 28208

Theresa Long
3600 Rogers Street
Charlotte, NC 28208

Veronica Hilliard
7228 Kinsmore Lane
Charlotte, NC 28269

BG-NC Properties LLC
PO Box 78651
Charlotte, NC 28271

Clara L. Lindsey
3506 Rogers Street
Charlotte, NC 28208

Bernard C. Jamison, Jr. & Marjorie
V. Jamison
400 Woodvale Place
Charlotte, NC 28208

OneWay Baptist Church of
Charlotte, North Carolina, Inc.
9700 Research Drive, Suite 1350
Charlotte, NC 28262

Equity Trust Co. FBO Stephen
Valder IRA
1621 Allen Street
Charlotte, NC 28205

Amala Nicholas
PO Box 615
Lake Orion, MI 48361

Epic Realty Solutions LLC
421 W. Park Avenue
Charlotte, NC 28203

Berta Cox Fryer
1218 Karendale Avenue
Charlotte, NC 28208

Andrew Ford & Jessie S. Ford
5835 Linden Ridge Lane
Charlotte, NC 28216

Bryan W. Segers
3511 Tuckaseegee Road
Charlotte, NC 28208

Matthew Christian Mundorf &
Demi M. Hughes
3517 Tuckaseegee Road
Charlotte, NC 28208

Alan Griffin
1617 S. Tryon Street
Charlotte, NC 28203

Eli Gooden & Maria Gooden
3611 Tuckaseegee Road
Charlotte, NC 28208

Brian K. Mallory, Jr. & Linda M.
Bryant
3420 Rogers Street
Charlotte, NC 28208

Roosevelt Johnson
3412 Rogers Street
Charlotte, NC 28208

Vi Lyles
600 East Fourth Street
Charlotte, NC 28202-2244

Julie Eiselt
600 East Fourth Street
Charlotte, NC 28202-2244

Dimple Ajmera
600 East Fourth Street
Charlotte, NC 28202-2244

James Mitchell
600 East Fourth Street
Charlotte, NC 28202-2244

Braxton Winston
600 East Fourth Street
Charlotte, NC 28202-2244

Larken Egleston
600 East Fourth Street
Charlotte, NC 28202-2244

Malcolm Graham
600 East Fourth Street
Charlotte, NC 28202-2244

Victoria Watlington
600 East Fourth Street
Charlotte, NC 28202-2244

Renee Johnson
600 East Fourth Street
Charlotte, NC 28202-2244

Matt Newton
600 East Fourth Street
Charlotte, NC 28202-2244

Tariq Bokhari
600 East Fourth Street
Charlotte, NC 28202-2244

Ed Driggs
600 East Fourth Street
Charlotte, NC 28202-2244

Charlotte Planning, Design &
Development Department
Attn: Lisa Arnold
600 East Fourth Street, 8th Floor
Charlotte, NC 28202

NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Petition filed by Freedom
Communities to rezone approximately 1.66 acres located at 3501
Tuckaseegee Road, Charlotte, NC to allow for the use and expansion
of existing buildings for a daycare facility.

Date and Time of Meeting: Wednesday, January 29th, 2020 at 6:30 p.m.

Place of Meeting: One Way Baptist Church
Community Room
3501 Tuckaseegee Road
Charlotte, NC 28208

Petitioner: Freedom Communities

Petition No.: 2019-185

We are assisting Freedom Communities (the "Petitioner") with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 1.66-acre site (the "Site") located at 3501 Tuckaseegee Road, Charlotte, NC from R-5 zoning district to UR-2 (CD) zoning district. The purpose of the rezoning is to permit the development of a daycare facility.

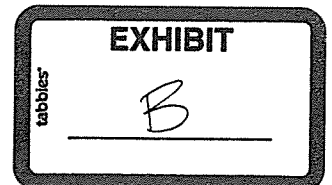
In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design and Development Department's records indicate that either you are a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Wednesday, January 29th, 2020, at 6:30 p.m. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering any questions, you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Susanne Todd, 704-998-2306.

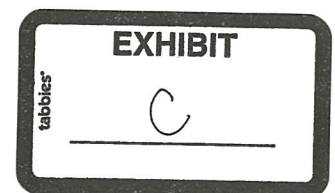
cc: Ms. Victoria Watlington, Charlotte City Council District 3 (via email)
Mr. Richard Hobbs, Charlotte Planning, Design & Development Department (via email)
Ms. Lisa Arnold, Charlotte Planning, Design & Development Department (via email)

Date Mailed: January 13, 2020



Community Meeting Sign-In Sheet
 Petitioner: Freedom Communities
 Rezoning petition Number 2019-185
 January 29th, 2020

Name	Address	Phone	Email
Justin Harlow	2300 Rozelles Ferry	678 656 4830	harlow.justin@gmail.com
Klara Harlow	"	"	"
Gloria Dukes	2815 Greenbry Ave	704-277-5730	Gloria Dukes 26@gmail.com
Daniel Parker	15501st		
Jon Littlepage	1400 Effingham	704 995 7608	jon.littlepage@gmail.com
Franklin Emanuel	2753 parkway	704-345-7106	
Bryan Segers	3511 Tuckasee Rd	704 430 0195	Bryan Segers @MECC
Cynthia Harrison	1933 Camp Greene Clt NC 28208	704 909-8655	changesaway LLC a/ptma Clt
Chanz Blackmon.	PO Box 606023 Clt, NC 28260	704-995-5937	blackmonad westsideclt.org.
Krystal Dukes	1337 Haestad Ct Concord NC 28025	980-939-9549	Krystalnmorgen@gmail.com
Courtnee Dukes	6306 Whitewater Dr Charlotte NC 28214	704-733-0747	
Garrett Black	3224 Rogers St Charlotte, NC 28209	843-714-0318	garrettblack21@gmail.com
Lauren Black	"	"	"
Drew MARTIN	720 WALNUT AVE	919 672 4046	drewmartin@westcharlottechurc
Shericka Usher	2425 Statesville Ave	336-309-4870	



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Community Meeting Sign-In Sheet
Petitioner: Freedom Communities
Rezoning petition Number 2019-185
January 29th, 2020

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Community Meeting Sign-In Sheet
Petitioner: Freedom Communities
Rezoning petition Number 2019-185
January 29th, 2020

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January 29th, 2020

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